

OFFICIAL MINUTES MARCH 11, 2015  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

7:00PM

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MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer			X
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		
OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera and Javier and Georgina Moltensen.			

**I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON**

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. UNSCHEDULED CITIZENS.** There were none

**IV. PUBLIC HEARING – CONDITIONAL USE APPLICATION CU 15-1, SUBMITTED BY JAVIER AND GEORGINA MOLTENSEN FOR A SINGLE FAMILY DWELLING IN THE COMMERCIAL DISTRICT ZONE**

**Open Public Hearing.** Chair Larson opened the public hearing at approximately \_\_\_\_7:00 p.m.

**Proof of publication.** Proof of publication was entered into the record.

**Review of the Process.** Planner Ruggera reviewed the process of a Conditional Use application for a single family dwelling in the Commercial District Zone.

**Applicant Presentation.** Javier Moltensen approached the Commission and stated he has the opportunity to build a home on the corner of 8<sup>th</sup> Street and Tomichi Avenue. Mr. Moltensen stated he believed a residence would be a nice fit in the area.

**Public Input.** No comments were received.

**Staff Presentation.** Staff did not have further comments.

**Commission Discussion.** Commissioner Beda stated the proposed location was the best place for a residence in the Commercial District.

**Close Public Hearing.** Chair Larson closed the public hearing at 7:10 pm.

Commissioner Beda moved, Commissioner Cave seconded and the Planning and Zoning Commission voted to APPROVE Conditional Use application, CU 15-1, submitted by Lorenzo Javier Moltensen and Georgina Cuaulti for single family dwelling on Lots 10-12, Block 18, West Gunnison Addition, with the following findings of fact and condition:

**Findings of Fact:**

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.

2. The Planning and Zoning Commission finds that this application is for a Conditional Use to allow the applicant to construct a single family dwelling in the Commercial zone district.
3. The Planning and Zoning Commission finds that a single family dwelling at this location is compatible with the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the site provides ample room to comply with the standards of the *LDC* and final review of the site will be conducted during the building permit process.
5. The Planning and Zoning Commission finds that the proposed single family dwelling use will not have a significant effect on future City sales tax revenues.
6. The Planning and Zoning Commission finds that the single family dwelling use will not affect the health, safety or welfare of the community.
7. The Planning and Zoning Commission finds that the review standards for Conditional Uses have been or will be met based on the following condition:

**Condition:**

1. The applicant shall apply for a building permit for a single family dwelling prior to Conditional Use expiration of March 11, 2018.

Roll Call Yes: Ferchau, Tocke, Larson, Ferguson, Cave and Beda

Roll Call No:

Roll Call Abstain:

Motion carried

**V. THREE-MILE COUNTY REFERRAL – VISTA BUSINESS CENTER, PRELIMINARY PLAN APPLICATION, ADJACENT TO SIGNAL PEAK INDUSTRIAL PARK**

Planner Ruggera reviewed the Vista Business Center Preliminary Plan application. The Commission discussed the proposed industrial uses and the vacant industrial land still available within the City.

Councilor Ferguson inquired on the possible risks with the ISDS systems so close to Tomichi Creek. He also stated concern of industrial uses that are near the ISDS systems. Ferguson asked if there was a possibility of hooking onto the City's water system. Director Westbay stated hooking into the City's system would be problematic and lift station would be required.

Commissioner Cave moved to authorize Chair Greg Larson to sign the letter to the County Planning Commission regarding the Vista Business Center Preliminary Plan application. Commissioner Ferchau seconded the motion.

Roll Call Yes: Tocke, Larson, Beda, Ferguson, Ferchau and Cave

Roll Call No:

Roll Call Abstain:

Motion carried

**VI. CONSIDERATION OF THE FEBRUARY 11, 2015 MEETING MINUTES.** Commissioner Tocke moved and Commissioner Cave seconded, to approve the February 11, 2015 meeting minutes as amended.

Roll Call Yes: Ferchau, Larson, Beda, Ferguson, Cave and Tocke

Roll Call No:

Roll Call Abstain:

Motion carried

**VII. COUNCIL UPDATE.** Councilor Ferguson updated the Commission on recent Council business:

- UGRWCD General Manager, Frank Kugel and District 8 Board Member, George Sibley presented to Council the Gunnison Basin and State water plan; and
- Council discussed a resolution to set the May, 2015 election as a mail ballot election.

**VIII. COMMISSIONER COMMENTS.** Commissioner Tocke moved and Councilor Ferguson seconded to excuse Commissioner Niemeyer from the March 11, 2015 regular meeting.

Roll Call Yes: Ferchau, Larson, Beda, Cave, Ferguson and Tocke  
Roll Call No:  
Roll Call Abstain:  
Motion carried

Commissioner Cave moved and Councilor Ferguson seconded to excuse Commissioner Tocke from the March 18, 2015 regular meeting.

Roll Call Yes: Ferchau, Tocke, Larson, Beda, Ferguson and Cave  
Roll Call No:  
Roll Call Abstain:  
Motion carried

**IX. PLANNING UPDATE.** Director Westbay provided an update on recent Community Development activities:

- Staff is working on a text amendment to reclassify a major subdivision to a minor;
- Staff finished work on the Paths to Parks GOCO grant;
- Staff is working on the draft marijuana code and preparing for the upcoming public workshops; and
- Staff processed a request for a license agreement to construct a deck within the Main Street right-of-way.

**X. ADJOURN.** Chair Larson adjourned the meeting to Work Session at 7:47 p.m.

Attest:

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Greg Larson, Chair

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Andie Ruggera, Secretary